

ISTRA, TINJAN - Autohtona kamena ljepotica s kompleksom zemljišta, Tinjan, House



Seller Info

Name: Agencija Dux nekretnine
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First Name: Agencija
Last Name: Dux nekretnine
Company Name: DUX NEKRETNINE d.o.o.
Service Type: Selling and renting
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
Address: Tizianova 8
Mobile: 385 91 480 8808
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch
even after the contract is signed
- because our mission is more
than just a job.

Listing details

Common

Title:	ISTRA, TINJAN - Autohtona kamena ljepotica s kompleksom zemljišta
Property for:	Sale
House type:	semi-detached
Property area:	193 m ²
Lot Size:	7057 m ²
Bedrooms:	5
Bathrooms:	5
Price:	2,300,000.00 €
Updated:	Jul 08, 2024

Condition

Built:	1817
Last renovation:	2006

Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Tinjan
City area:	Tinjan
ZIP code:	52444



Permits

Ownership certificate:	yes
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Additional information

Energy efficiency:	In preparation
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Description

Description:	ISTRIA, TINJAN - An indigenous stone beauty with a land complex Villas with swimming pools, numerous apartments, campsites, bicycle paths, viewpoints, old dry walls, kažuni, puddles - all this is Tinjan, a place where visitors will experience Istria in all its uniqueness. And there are numerous sights that tell stories about the rich history of our region at every turn. The Municipality of Tinjan is the most developed touristic municipality in the area of central Istria. We are proud to say that its residents have recognized tourism as one of the most important branches of development, which is why they have more than 150 rental
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properties in this area. One of the villas that has been rented for more than a decade is this indigenous stone beauty with a swimming pool! The villa was built long ago in 1817, and in 2006 it was completely adapted and since 2008 it has been used as a tourist rental, bringing the owners excellent income. The villa has an area of 193.47 m² and its area is spread over the ground floor, first floor and attic. The ground floor has a kitchen, living room and dining room. The first floor has two bedrooms, each with its own bathroom. The attic also contains two bedrooms, each with its own bathroom. Another bathroom is located on the outside of the house and is ideal for use during the summer months while enjoying the outdoor facilities. There is also a storage room, brick barbecue, bicycle storage and a covered terrace. In addition to the swimming pool of 36 m², there is also a massage tub for 6 people next to the house, as an additional feature for warm summer days. In the yard there is also an orchard, a children's playground with a slide, swings, soccer goals and a trampoline. In the immediate vicinity of the house there is a facility of 32 m² with contents for entertainment (darts, billiards, table football). The total area around the house is 7,057 m², of which 3,081 m² is construction land, 3,172 m² is agricultural land, while 804 m² is land located next to the house and that part is surrounded by a wall. A lot of land certainly offers various possibilities, such as the construction of additional stone villas for vacation and engaging in various agricultural activities, such as olive growing or viticulture. There are many possibilities, and it is up to you to turn your ideas into reality, and this is very possible with this property. Tinjan is 5 minutes away by car, and Poreč is 15-20 minutes away. Become the owner of this unique property and call us for a viewing! Dear clients, the agency commission is charged in accordance with the General Business Conditions www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 26147

Additional contact info

Reference Number: 550513
Agency ref id: 26147